

## Marden, 5/5 River Street

Sold by Greg Nicholls

3 2 2

Greg Nicholls of LJ Hooker Adelaide Metro proudly presents this luxurious home situated on the cusp of the CBD, offering the perfect blend of modern living and the relaxed vibe of the Eastern suburbs.

Upon entering, the home's elegance unfolds with stunning Spotted Gum timber floorboards that lead you through the spacious interiors. The recessed feature display walls add a sophisticated touch, complementing the abundant natural light that fills the space. This meticulously designed entrance sets the tone for the refined living experience that awaits within.

The formal lounge and office exudes warmth and comfort, highlighted by a cosy gas fireplace that creates a welcoming ambiance. Framed by a lush green courtyard cascading natural light, this space invites relaxation and tranquility, whether you're entertaining guests or working from the comfort of your home.

**For Sale**  
Contact Agent

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**LJ Hooker St Peters**  
**(08) 8362 8008**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Step into the height of functionality with an exquisite designer kitchen. Boasting 40mm stone benchtops, breakfast bar, under mount sink with filtered water, a sleek glass splashback and SMEG appliances throughout. The convenience continues with a superb butler's pantry, providing ample storage and additional bench space ideal for a microwave and coffee station.

An expansive open-plan family area effortlessly merges with a picturesque outdoor entertaining space, creating a seamless transition from indoors to outdoors. This peaceful oasis is adorned with a tiled alfresco area, Spotted Gum decking, tranquil water wall, and enchanting feature lighting, setting the stage for memorable nights with friends and family. For special occasions. the garage with its striking epoxy resin floor, seamlessly extends the entertaining space.

The second level embodies luxury, featuring a spacious central rumpus room that serves as a valuable third lounge, ideal for children to study, play or enjoy a home movie.

The sumptuous master bedroom offers serene leafy views from the balcony and a concealed walk-in robe complete with his/hers soft-close drawer towers. You will adore the huge ensuite with plantation shutters, double sinks, frameless shower screen with twin shower set and niche to keep everything tidy. Bedrooms two and three boast fantastic sizes and are enhanced by plantation shutters and mirrored built-in robes. These are complemented by a second family bathroom that is equally as impressive with floor to ceiling porcelain tiles, bath tub, shower and double sinks.

Features you will love:

- Stunning Spotted Gum floorboards and jaw-dropping wide entrances.
- 2.7m lofty ceilings to both levels, with square set cornices throughout.
- Ducted reverse cycle air-conditioning with ceiling fans for year round comfort.
- Additional feature Rinnai gas log heater in formal lounge
- Versatile floorplan with three living areas and multiple entertaining zones
- Huge kitchen with 40mm stone benchtops, butler's pantry and SMEG pyrolytic oven
- Spacious master with concealed walk-in wardrobes and quality timber laminate cupboards.
- Two luxe bathrooms with dual sinks, porcelain tiles, twin shower sets and recessed walls.
- Two powder rooms with separate toilets for ultimate convenience.
- Excellent storage space with additional linen cupboards.
- Large laundry with overhead cabinetry, stainless steel sink and handy drying rail.
- Established gardens with espaliered lemon and lime trees, water feature and lighting.
- Peace of mind security with lockable front gate, video doorbell and alarm system.
- Secure double garage with epoxy resin floor, storage space and privacy blinds

The location is a dream come true for those in search of sought after work/life balance. Walk around the corner to trendy Marbella Cafe, wind down after a busy day with a walk through Linear Park, take the bicycle, car or bus for an easy ride in the Adelaide CBD, grab your weekly fresh food from the Marden Markets or enjoy the shopping delights of Walkerville Terrace. Education is first-class as you are zoned to respected East Adelaide Primary and Marryatville High (one of Australia's most successful Government High Schools).



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This is an incredibly rare opportunity to enjoy a new-feel home in such a desirable locale!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

**\*\* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.**

RLA 61345 RLA 282965 RLA 231015

## More About this Property

Property ID	2BY6FDZ
Property Type	House
House Size	314 m <sup>2</sup>
Land Area	262 m <sup>2</sup>

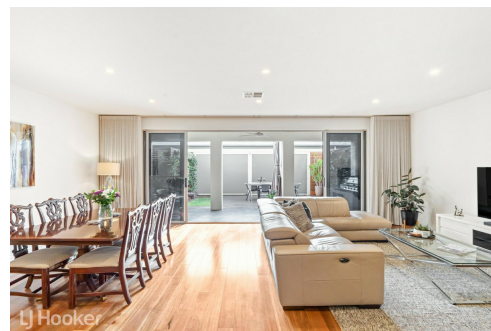
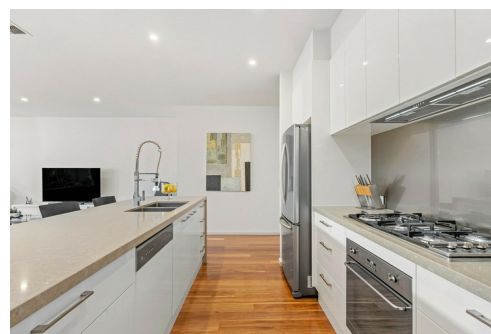
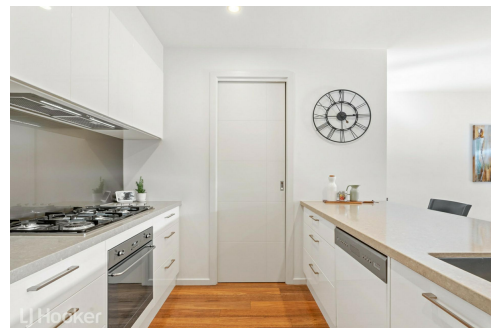
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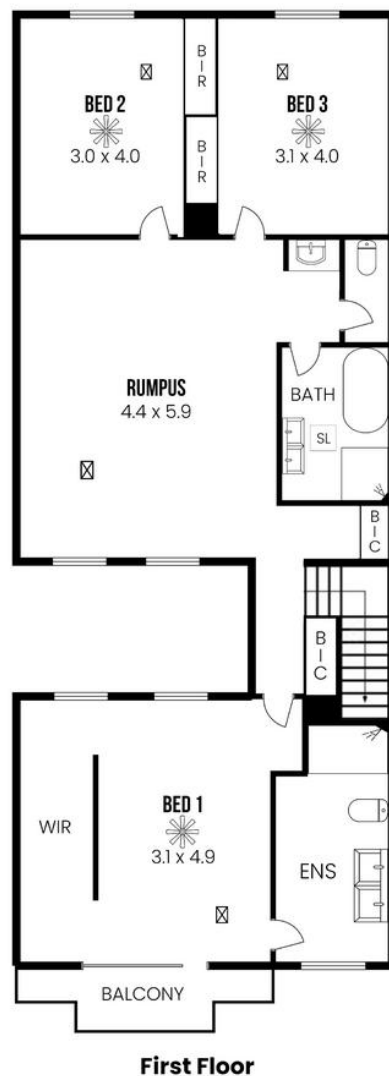
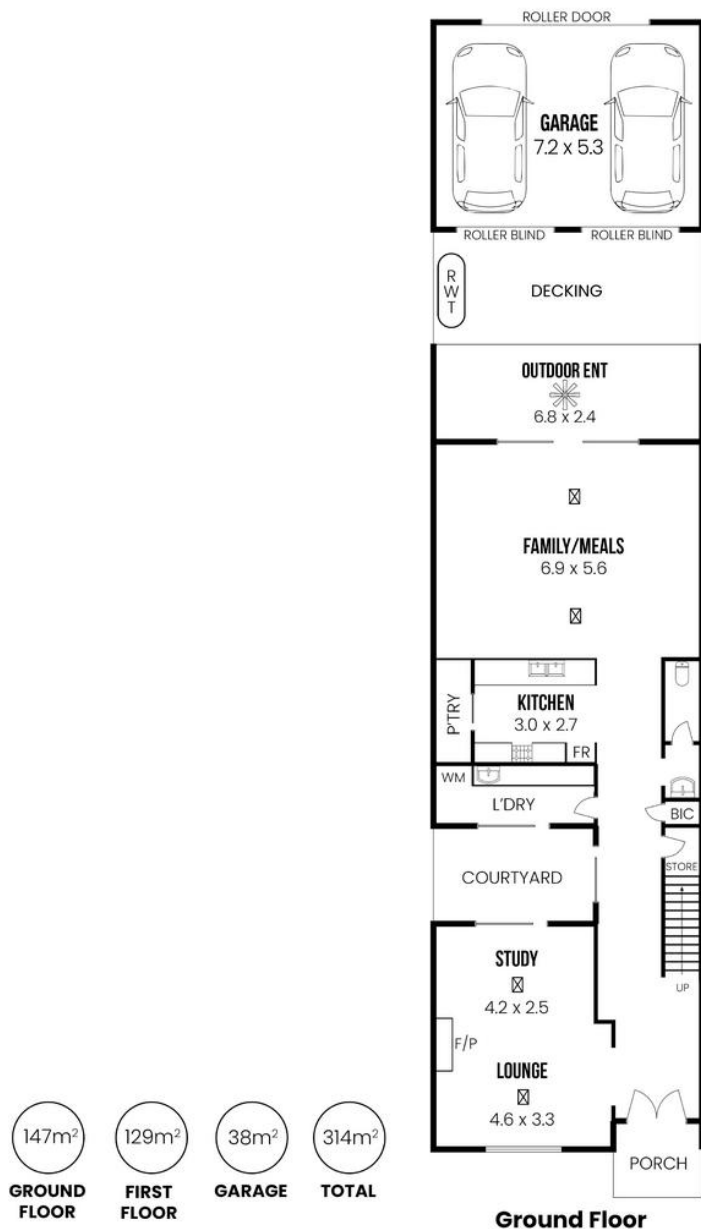
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## 5/5 River Street, Marden SA 5070

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